

## 2 Bedroom Apartment for Sale in Ypsonas, Limassol District

For sale brand new 2 b/r apartment with a city views in a small gated residence of only 6 apartments in Ypsonas area, with an easy access to the highway and close to amenities. The internal area is 85 sq. m + 19 sq, m covered veranda. It consists of an open-plan kitchen connected with a living and dining area, 2 bedrooms (master bedroom en-suite with shower) and family bathroom. It has provisions for air condition units, thermal insulation, double-glazed windows with electric shutters in bedrooms, smart system, intercom with camera, solar panels for hot water, provision for photovoltaic system, 2 parking places and storage room. The building has photovoltaic system for the common areas an...



### Property Info

Covered Area	<b>104</b>
Covered Veranda	<b>19</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Floor Type	<b>Ceramic, Laminate</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Pool	<b>No</b>
Parking	<b>Covered, Yes</b>

### Additional info

Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>
View	<b>City view</b>

### Amenities

- Balcony
- Elevator
- Parking
- Storage room

### Location

**Location:** Ypsonas      Region: **Limassol**  
**Coordinates:** **34.69385 / 32.94155**

Price: €275 000 + VAT

VAT for this property is €13,750 or €52,250. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee	None	Common expenses	None
Title deed	No Title	Price per SQM	€2 644.00/m²		

Price change history

€275 000 on Jul 30, 2025







